

**BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS
Berkeley Heights, NJ 07922**

**AGENDA
Virtual Online Public Meeting
September 30, 2021 @ 7:30 PM**

NOTE: Due to the COVID-19 outbreak, meetings are being conducted using the Zoom virtual meeting service, a cloud platform for video and audio conferencing across mobile devices, desktops, and telephones.

TO JOIN A LIVE MEETING:

1. If you are joining from a smartphone or tablet, install the Zoom app using the App store and join meeting number 357-574-7364 (and Password: 360071).
2. If you are joining from a desktop or laptop computer with a web browser, open <https://zoom.us/j/3575747364> --You may need to DOWNLOAD & RUN ZOOM first
Meeting ID: 357-574-7364
Password: 360071
3. You may join the meeting using AUDIO or AUDIO & VIDEO.
4. If only joining audio by phone, call: 1-929-205-6099, then provide meeting ID: 357-574-7364#

Members of the public are invited to watch the meeting and participate (optional) using Zoom. Your microphone will be off (muted) by the host of the meeting. If you wish to participate in the public comment portion of the meeting, you must follow the instructions below:

1. Controls appear at the bottom of the Zoom window. Use the "chat" function to send a typewritten message to the "host" of the meeting which should include only a) your first and last name and b) your home address.
2. When you hear your name announced during the public comment portion of the meeting, you may address the Board with your objections or comments.
3. When you are finished speaking, your microphone will be muted to allow others an opportunity to speak.

Members of the public who lack the ability to access the meeting or need assistance may contact Connie Valenti, Board Secretary, at 908-464-2700, Ext. 2124 or 908-963-3454 (cell) or by email at cvalenti@bhtwp.com.

Adequate Meeting Notice:

This meeting is being held electronically via the Zoom virtual meeting service and will be conducted in conformance with all regulations of the SUNSHINE LAW. Proper notice has been posted on the Township website and sent to the newspaper of record. The Agenda for the meeting has been posted on the Township website and the bulletin board of Town Hall. Instructions for public participation in the meetings has been posted on the Township website and sent to the newspaper of record. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

Members: Mr. Sullivan, Mr. Coviello, Mr. Delia, Mr. Nappi, Mr. Ringwood,
Mr. Sylvester, and Mr. Pereda

Mr. Warner, Board Attorney

Roll Call

Adoption of Minutes:

August 26, 2021

Adoption of Resolutions:

Withdrawal of Application:

App.#7-21: David & Liliana Bussin, 53 Watchung Blvd., Bl. 4806, L.17 (R-20 Zone)

Proposed installation of an inground pool, spa, pool surround, and sidewalk. Variances are required for insufficient rear-yard setback (pool) and for exceeding the maximum “other” and “total” lot coverage percentages allowed. In addition, the proposed location of the seepage tank is nonconforming. Existing nonconforming issues are lot area, other coverage, driveway location, as well as existing fence and paver patio location.

Approval of Application:

App.#12-21: Jason & Andrea D’Silva, 37 Janet Lane, Bl. 3102, L. 23

The proposed project consists of an inground pool, pool surround, removal of existing paver patio, construction of a new paver patio, outdoor kitchen area and fire pit. Relief is needed from Section 6.1.1B “Schedule of General Regulations” for an insufficient rear yard setback to the proposed pool surround (accessory structure) and exceeding the 10% maximum other and 25% total lot coverage percentages permitted. Existing nonconforming issues are other lot coverage, total lot coverage, location of existing fence, location of existing storage shed, and location of existing generator. (R-20 Zone)

Applications for Review:

Please Note:

Documents in support of the following applications may be found on the Zoning Board of Adjustment (ZBOA) page of the Township Website at:

<https://www.berkeleyheights.gov/227/Zoning-Board-of-Adjustment>

Scroll down to **Applications** and click on **Current/Pending Applications**.

CARRIED TO NOVEMBER 11, 2021 WITH NO FURTHER NOTICE REQUIRED:

App.#15-21: Oz Custom Builders, LLC, 725 Mountain Ave., Bl. 2006, L. 32

The applicant is seeking major subdivision approval with variances to subdivide the approx. 5.96-acre property. The proposal is to demolish the existing residential dwelling and garage and subdivide the property into five lots with the existing church and parking lot to remain on proposed Lot 32.01 and single family residential dwellings to be constructed on proposed lots 32.02, 32.03, 32.04 and 32.05. (R-15 Zone)

App.#16-21: Okan Esendemir, 40 Cedar Green Lane, Bl. 3001, L.10 (R-20 Zone)

Proposed second story over the entire first story of this single family dwelling. The project also includes construction of a portico over the front entrance, removal of the existing breezeway and two-car garage, and construction of a new two-car garage. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for encroaching into the required 50 ft. front yard setback. Existing nonconforming issues are principal front-yard setback and combined side-yard setback.

Board Discussion:

2020 Annual Report

Adjournment

Connie Valenti, Secretary